

Item: _____ ORD 08-41
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A

ISSUE:

Application: ZT-11-2008 which is an Ordinance amending the landscape berm requirement in the Off-Street Parking chapter to potentially allow the use of drainage swales.

SYNOPSIS:

This Ordinance amends Sections 7-9-113 of the West Valley City Municipal Code.

BACKGROUND:

Staff is suggesting a modification to this section to eliminate the need for a three (3) foot high landscape berm in certain situations, such as not being able to meet drainage requirements in any other practical manner other than using swales, or using accepted techniques and materials as part of an energy efficient program (i.e. Leadership in Energy Efficient Design [LEED] certification) or an environmental enhancement program such as bioswales. The following restrictions would apply:

- The Planning Commission may consider this alternative as a conditional use on properties over ten (10) acres.
- Modification would be allowed only in an M zone.
- Allowed only on interior streets within the development.
- Not allowed on any high-image street or major arterial.
- A combination of hedges, shrubs, trees, landscape boulders, screen walls and similar devices shall be used to provide adjacent parking lot screening and variation.

RECOMMENDATION:

The Planning Commission and City Staff recommend approval of this Ordinance.

SUBMITTED BY:

Ron Weibel, Zoning Administrator